

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE PA 18322
MINUTES OF MEETING – OCTOBER 19, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, October 19, 2005, at the Township Municipal Building, Rte 715, Brodheadsville, Pa 18322 by Larry Smith.

Present: Dave Johnson, Dick Rodenbach, Larry Smith, Dave Gordon, Chris Eckert, Matt Connell, Jim Connor, Engineer Chris McDermott, Atty. Tim McManus and Planning Director David Albright.

Absent: None.

The **Pledge of Allegiance** to the Flag was led by Dave Albright.

Monroe County Planning Commission. Jeff Weed, Eric Bartolacci and Michael Baxter were present on behalf of the MCPC. This is just a follow up from the last time they were present, two years ago, to see if they are meeting the Municipalities needs and if they could improve on any aspect. The Township Planning Commission said they were satisfied with their input. The MCPC gave out handouts of Monroe 2020 and Monroe County Current Municipal Events.

Minutes. On motion made by Matt Connell, seconded by Dave Johnson it was voted to approve the minutes of the September 21, 2005, meeting as distributed. (7-0)

Submittals:

Emerson Chase/Joshmor, Inc. (Final Major Subdivision Plan) Boucher & James, Inc. In for acceptance. Engineer McDermott said the submission was adequate. On motion made by Dave Johnson, seconded by Jim Connor it was voted to accept this plan for review. (7-0) (Plan date 10/04/05) (Received 10/04/05) **(90-day review ends 1/19/06)** (SEO: requested revisions have been submitted, and are under review)

Whispering Woods Extention-LTS II (Final Minor Subdivision Plan) Langan Engineering. Second submission for same Project. In for acceptance. Engineer McDermott said the submission was adequate. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (7-0) (Plan date 10/04/05) (Received 10/04/05) **(90-day review ends 1/19/06)** (SEO: testing complete, planning modules required)

Kane, Charles (Preliminary & Final Plan) RKR Hess Associates, Inc. In for acceptance. Engineer McDermott said the submission was adequate. On motion made by Dave Johnson, seconded by Matt Connell it was voted to accept this plan for review. (7-0) (Plan date 10/04/05) (Received 10/04/05) **(90-day review ends 1/19/06)** (SEO: test results not submitted)

Mountain Crest Plaza/Superior Custom Homes (Land Development Plan) East Penn Engineering Co. In for acceptance. Engineer McDermott said the submission was adequate. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (7-0) (Plan date 10/04/05) (Received 10/04/05) **(90-day review ends 1/19/06)** (SEO: planning module under review)

Plan Review:

Ianuale, Lewis A. (Lot Line Adjustment) HMG Engineering, LTD. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04-10/19/05) **(Open ended waiver signed 10/1/04)** (SEO: no testing required)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-10/19/05) **(Open ended waiver was received 3/16/05)** (SEO: test results under review, no planning module submitted)

Paradise Estates (Preliminary Conservation Subdivision) Niclaus Engineering. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0) (Plan date 1/4/05) (Received 1/4/05) (Accepted 1/19/05) (Tabled 2/16/05-10/19/05) (Rev. plans 3/1/05) **(Open ended waiver was received on 3/16/05)** (SEO: testing under review)

North Penn Bank (Minor Subdivision) Hanover Engineering Associates, Inc. A letter has been received that **this plan is being withdrawn**; the Commission acknowledges receipt of this letter.

Dunkin Donuts/Baskin Robbins (Land Development) Kenderian-Zilinski Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 5/9/05) (Received 5/9/05) (Accepted 5/18/05) (Tabled 6/15/05-10/19/05) **(Open ended waiver was received 7/28/05)** (SEO: flows have not been approved by D.E.P; planning module required).

Dunkin Donuts/Baskin Robbins (Minor Subdivision) Kenderian-Zilinski Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 6/7/05) (Received 6/9/05) (Accepted 6/15/05) (Tabled 6/15/05-10/19/05) (Rev 6/16/05) **(Open ended waiver was received 8/19/05)** (SEO: testing complete)

Whispering Woods Extension-Kneebone Project (Preliminary Minor Subdivision Plan) Langan Engineering. Chris Borger was present on behalf of this plan. He brought the Commission up to date. This plan was asked to be tabled tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 7/5/05) (Received 7/7/05) (Tabled 8/17/05-10/19/05) **(60-day waiver ends 12/20/05)** (SEO: request for sewage planning module, exemption has been submitted)

Bumbulsky, Mark & Joan (Lot Line Adjustment) Robert Beers, PLS. No one was present on behalf of this plan, however, on motion made by Dick Rodenbach, seconded by Jim Connor it was voted to conditionally approve this plan, subject to Engineer McDermott's comment letter of 8/26/05 being addressed and Atty. McManus standard lot joiner covenant being added to the plan. (7-0) (Plan date 6/27/05) (Received 8/2/05) **(90-day review ends 11/17/05)** (SEO: no testing required)

Sketch Plan:

Houck, Timothy & Spadoni, David. Sketch Plan Remaining Lands of Mountain Laurel Estates. Base Engineering. In for discussion. No one was present on behalf of this plan; therefore, it will be on the agenda for November 16, 2005.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business.

Chestnut Hill Manor Senior Apartments. In for discussion and comments. Atty. Wolfe is requesting an amendment to the Township Zoning Ordinance; specifically, that a use class designated "Senior Active-Adult Planned Residential Development" be added as a permitted use in the GC District, the density proposed was 25 units per acre. After a lengthy discussion, on motion made by Dick Rodenbach, seconded by Matt Connell it was recommended the proposed Zoning Ordinance Amendment **not be adopted.** (7-0)

Public Comment. None.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Matt Connell it was voted to adjourn at 7:54 p.m. (7-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary